

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 23RD day of OCTOBER, 2019

that VICTORIA & SCOTT DAVIDSON located at
(Individual or business name)

9112 COWENTON AVE. should be and the
(Street address)

same is hereby granted permission to operate a: ALFI (7 BEDS)

UP-2019-0005-AL

Permit (or Receipt) Number

Jeff Munn
Director, Permits, Approvals and Inspections

Planner's Initials JRF

Revised 10/17/11

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Jeffrey M. M...
Director, Permits, Approvals and Inspections

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[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials JRF

Revised 10/17/11

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **190542**

PAID RECEIPT

Date: **9/25/19**

BUSINESS ACTUAL TIME DRW
 9/26/2019 9/25/2019 10:34:20 1

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					100.00

REG W501 WALKIN LJR
 RECEIPT # 033607 9/25/2019 OFLN
 528 ZONING VERIFICATION
 CR NO. 190542
 Recpt Tot \$ 100.00
 100.00 CK .00 CA
 Baltimore County, Maryland

Total: **100.00**

Rec From: **CMA**

For: **ALF I 9112 Cowenton Ave.**
UP-2019-0005-AL

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Office of Planning, Development Review Office
Attention: ALF REVIEWER
Jefferson Building
105 W. Chesapeake Avenue, Room 101
Towson, MD 21204
M.S. 3402

ALF Address 9112 Cowenton Ave
Permit No. (If required) B _____
Intake Planner's Name JF
Filing Date 9/25/19

FROM: Department of Permits, Approvals and Inspections
Zoning Review Office
M.S. 1105

SEP 25 2019

RE: Assisted Living Facility I or II

DEPARTMENT OF PLANNING

This office is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office's approval of a building/use permit.

A. MINIMUM APPLICANT SUPPLIED COMPATABILITY / APPEARANCE INFORMATION (As Required under A and B below):

LOUIS MATZ ROSENFELT, 2885 SMITH AVE, SUITE 6 410-653-3838 MR.MATZ@LAWRENCEHARRIS.COM
Print Name of Applicant Applicant Address Telephone Number Email Address
ALF Lot Address 9112 COWENTON AVE Election District 11 Councilmanic District 5 Sq. Ft. of Lot 54,947
Lot Location: NE S W side corner of COWENTON AVE, 90 feet from NE S W corner of PANDORA DR.
(street) (street)
Land Owner: VICTORIA & SCOTT DAVIDSON 10 Digit Tax Account Number 1110001090
Address: 9112 COWENTON AVE (710) 431-5316 M.MATZ@LAWRENCEHARRIS.COM
Telephone Number Email Address

B. APPLICANT MUST PROVIDE THE FOLLOWING ITEMS (1 THROUGH 7) BELOW:
(to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

Intake Planner to confirm
information acceptance
by marking X below:

	YES	NO
1. This Completed Recommendation Form (3 copies)	☒	☐
2. Building Permit Application or Copy (If available)	☐	☒
3. Site Plan (See Zoning Use Permit Checklist on Page 2 for Requirements): Property (3 copies): Including lot size and square feet of buildings, parking and open space - 10% lot area	☒	☐
Statement of Compliance with Checklist Note 5.A	☒	☐
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	☒	☐
Statement of Compliance with Checklist Note 10 regarding automatic sprinkler system requirement of County Building Code (For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-887-3987)	☐	☒
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	☒	☐
5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	☒	☐
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR	☒	☐
7. Applicant Confirms that Building Plans Review Office was contacted regarding automatic sprinkler system requirements Building Plans Review Office can be reached at 410-887-3987	☒	☐
8. Current Zoning Classification: <u>DR 3.5H</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application and/or site plan to conform with the following
Comments below (or attached):

Signed by: [Signature]
for the Director, Office of Planning

Date: 10/11/19

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Attention: ALF REVIEWER
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105 W. Chesapeake Avenue, Room 101
Towson, MD 21204
M.S. 3402

ALF Address 9112 Cowenton Ave
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ALF Address 9112 Cowerton Ave.

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Intake Planner's Name JFFiling Date 9/25/19

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A. MINIMUM APPLICANT SUPPLIED COMPATABILITY / APPEARANCE INFORMATION (As Required under A and B below):

ROBERT MATZ ROSENFELT, 2885 SMITH AVE, SUITE 6 410-653-3838 MRBISHOP@MRENGINERS.COM
Print Name of Applicant Applicant Address Telephone Number Email Address
ALF Lot Address 9112 COWERTON AVE. Election District 11 Councilmanic District 5 Sq. Ft. of Lot 54,947
Lot Location: N E S W side corner of COWERTON AVE., 90 feet from N E S W corner of PANORAMA DR.
(street) (street)
Land Owner: VICTORIA & SCOTT DAVIDSON 10 Digit Tax Account Number 1110001090
Address: 9112 COWERTON AVE (710) 431-5316 M.MOUGHT@GMAIL.COM
Telephone Number Email Address

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by marking X below:

	YES	NO
1. This Completed Recommendation Form (3 copies)	<u>✓</u>	_____
2. Building Permit Application or Copy (if available)	_____	<u>X</u>
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Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	_____	_____
Statement of Compliance with Checklist Note 10 regarding automatic sprinkler system requirement of County Building Code (For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-887-3987)	_____	<u>X</u>
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7. Applicant Confirms that Building Plans Review Office was contacted regarding automatic sprinkler system requirements Building Plans Review Office can be reached at 410-887-3987	<u>✓</u>	_____
8. Current Zoning Classification: <u>DR 3-5-A</u>	_____	_____

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



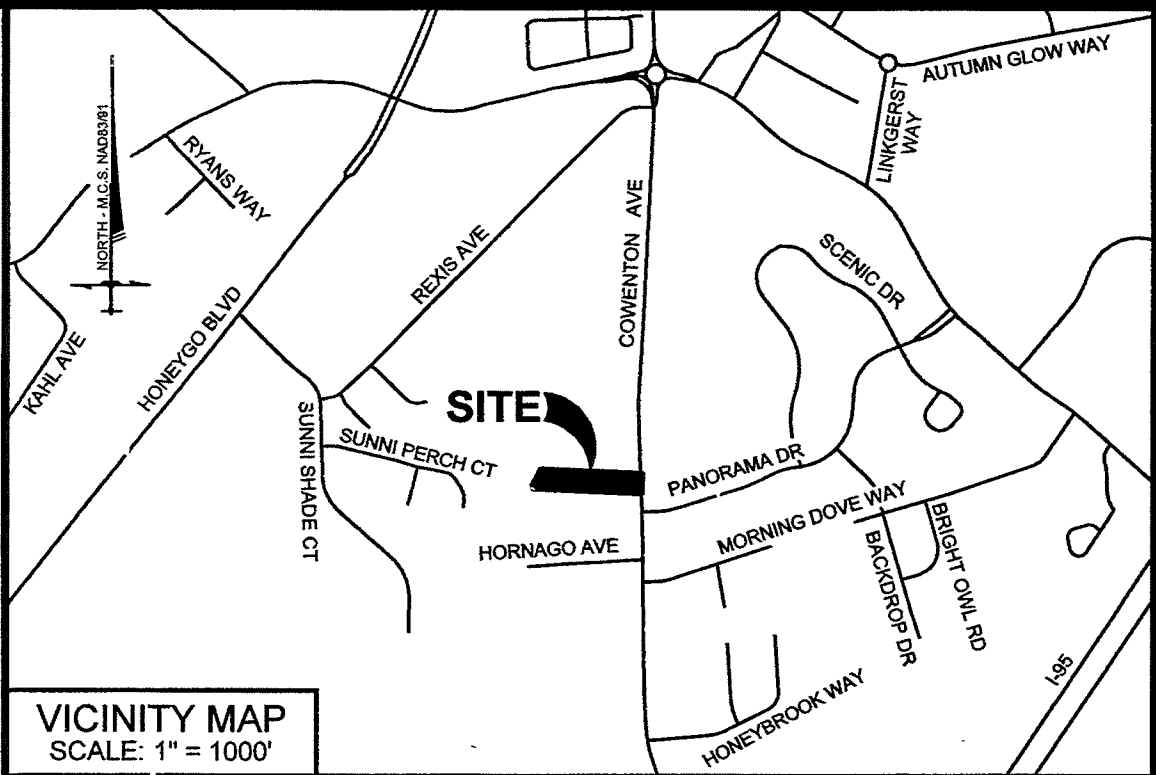
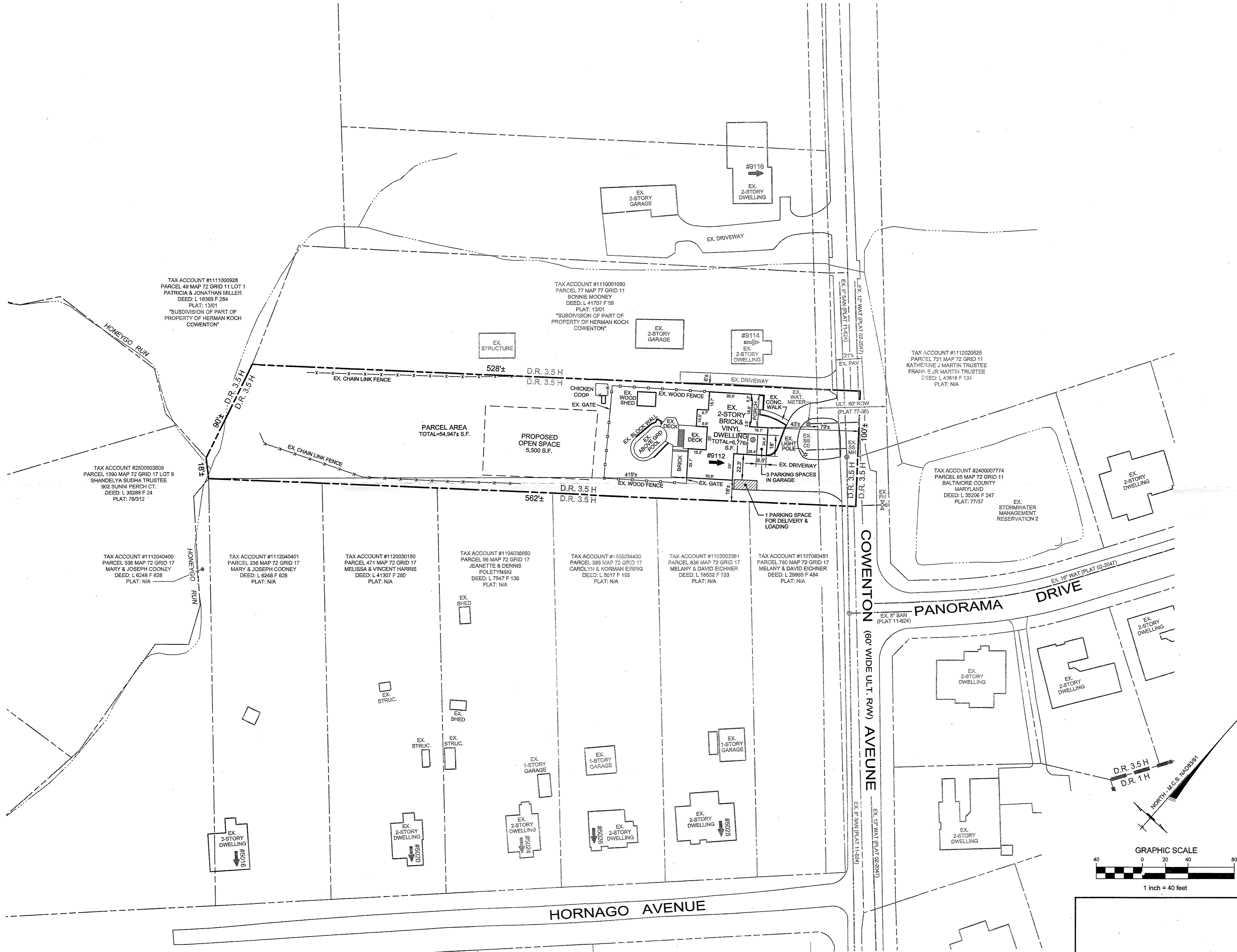
Approval



Disapproval

Approval conditioned on required modifications of the application and/or site plan to conform with the following
Comments below (or attached):Signed by: _____
for the Director, Office of Planning

Date: _____



GENERAL NOTES

- OWNERS:
VICTORIA & SCOTT DAVIDSON
9112 COWENTON AVENUE
PERRY HALL, MD. 21128
CONTRACT PURCHASER: MAYER TOPOROWITZ
NUMBER: (718) 431-5316
- SITE DATA:
PARCEL 57, GRID 11, TAX MAP 72
TAX ACCOUNT NO. 1110001090
DEED REFERENCE: L 23079 F 700
PLAT REFERENCE: L 1301
(SUBDIVISION OF PART OF PROPERTY OF HERMAN KOCH COWENTON)
USE: RESIDENTIAL
ZONING: D.R. 3.5 H
- SITE AREA: NET = 54,947 S.F. OR 1.26± AC.
GROSS = 54,947± OR 1.26± AC.
- THERE ARE NO KNOWN ZONING CASES FOR THIS PROPERTY.
- THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST 5 YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF 5 YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMIT FOR 5 YEARS FROM THE DATE OF THIS APPLICATION.
- THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 FEET OF ANOTHER PROPERTY WITH AN EXISTING ASSISTED LIVING FACILITY I OR II OR ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTED LIVING FACILITY I OR II, PURSUANT TO SECTION 432A-1.A.3, (BCZR).
- ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 450 (BCZR) AND ALL ZONING SIGN POLICIES OR A ZONING VARIANCE IS REQUIRED.
- THE APPLICANT IS AWARE & CERTIFIES THAT A BUILDING PERMIT FOR THE INSTALLATION AND INSPECTION OF AN "AUTOMATIC SPRINKLER SYSTEM" FOR THE PRINCIPAL BUILDING ON THE PROPERTY WILL BE REQUIRED, PRIOR TO THE OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY (ALF I, II OR III), PURSUANT TO THE BALTIMORE COUNTY BUILDING CODE, SECTION 308 AND/OR 310.
- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED ON A LOCATION DRAWING PERFORMED BY COLBERT MATZ ROSENFELT, INC., DATED 8/29/19. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS, DEED INFORMATION AND AVAILABLE RECORDS.

EXISTING ZONING AND
MAXIMUM DENSITY PERMITTED

ASSISTED LIVING FACILITY (ALF I) IN RESIDENTIAL ZONE				
ZONE	GROSS ACRES	NUMBER OF BEDS (5-8)	DENSITY LOTS REQUIRED	DENSITY LOTS
DR 3.5 H	1.26± AC	PROPOSED (7)	2	4
TOTAL	0.18± AC	7	2	4

VEHICLE PARKING

- PARKING
ASSISTED LIVING FACILITY (ALF I):
REQUIRED: 1 PER 3 BEDS (7 BEDS PROPOSED) = 3 SPACES
PROVIDED: 3 PARKING SPACES

OPEN SPACE

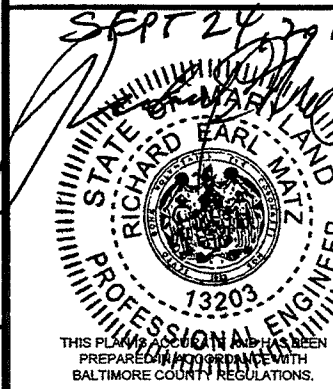
- OPEN SPACE CALCULATION:
REQUIRED (LOT GROSS F.): 54,947 S.F. X .10 = 5,494 S.F.
PROVIDED = 5,500 S.F.

USE PERMIT FOR
ASSISTED LIVING FACILITY (ALF I)
FOR A MAXIMUM OF (7 BEDS)

9112 COWENTON AVENUE
BALTIMORE COUNTY, MARYLAND 21128

11TH ELECTION DISTRICT

5TH COUNCILMANIC DISTRICT

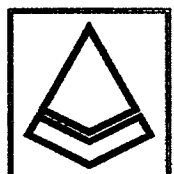


Colbert Matz Rosenfelt

Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13203 Expiration Date: 11-22-20

SCALE: 1" = 40'

DATE: 09/25/19

JOB NO.: 2019200

DESIGNED: AJC

DRAWN: AJC

CHECKED: MAB

FILE: COUP-2019200.dwg

DRAWING NUMBER:

COUP-01

NO.	DATE	REVISIONS	BY	SHEET	1 OF 1
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